


Index #410

Dariotis Development


 Rezone with Conditions to Retain

Zones Draft


Residential

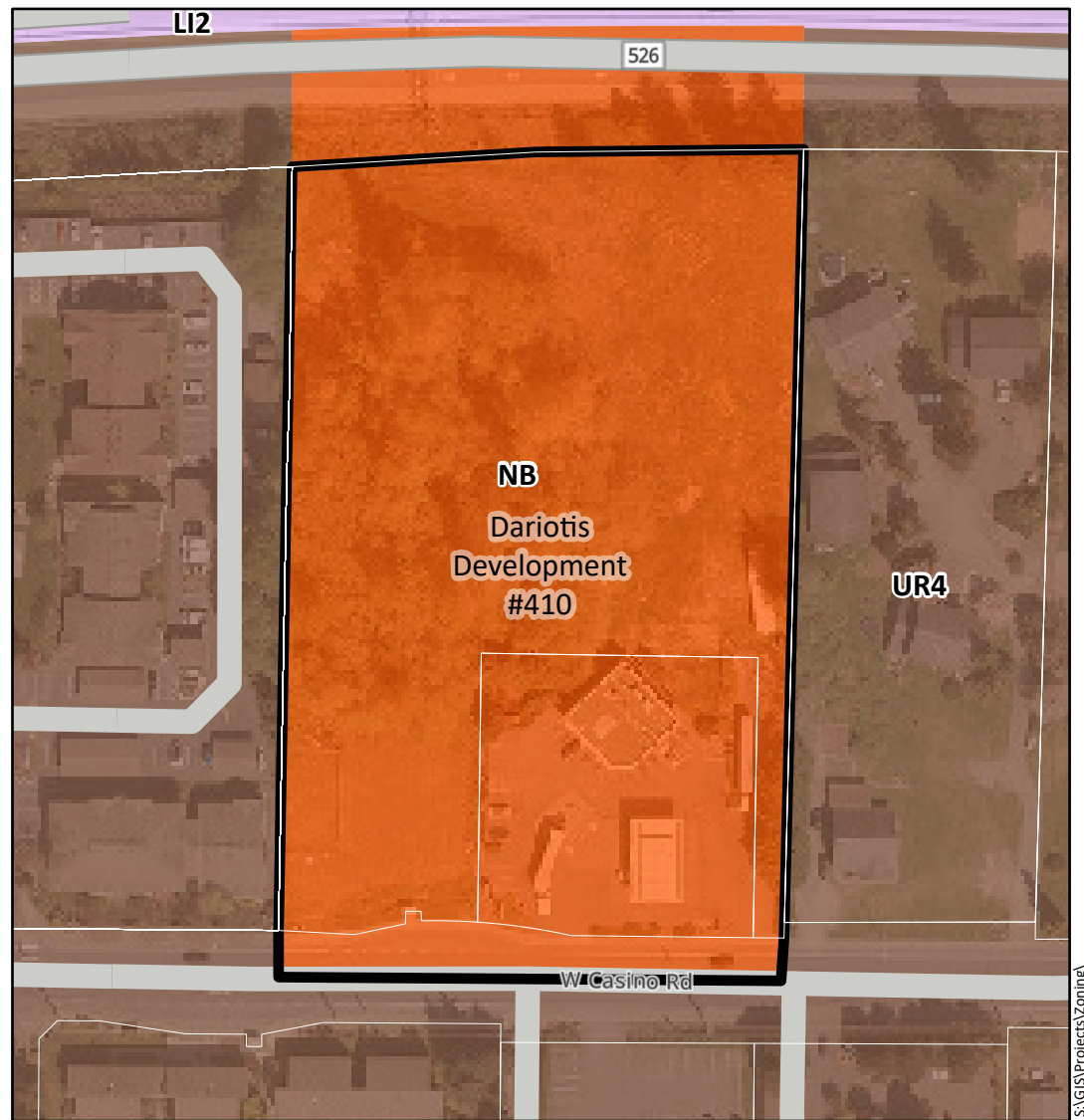
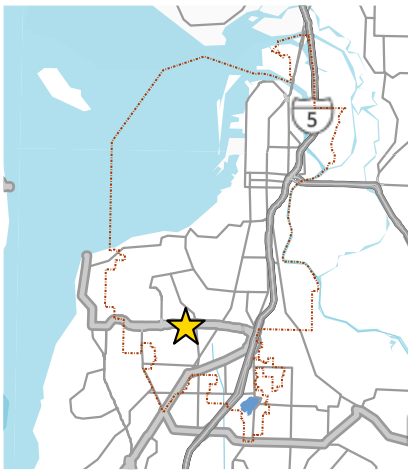
 Urban Residential 4 (UR4)

Commercial

 Neighborhood Business (NB)

Industrial

 Light Industrial 2 (LI2)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Uses--All B- 1 permitted uses, with neighborhood business center on south half and multiple family on north half. Site Plan Review--No permits will be issued until a final site plan has been reviewed and approved; Setbacks--min of 20-ft front yard setback, min of 12-ft side yard setback, min 20-ft rear yard setback. Owner agrees that all layout, development, and maintenance shall be per this Agreement and the approved site plan.

Ordinance/Resolution #'s:

ORD. 1009-84

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=831258>

Index #450

Kenilworth Hills Industrial Park


 Rezone with Conditions to Retain

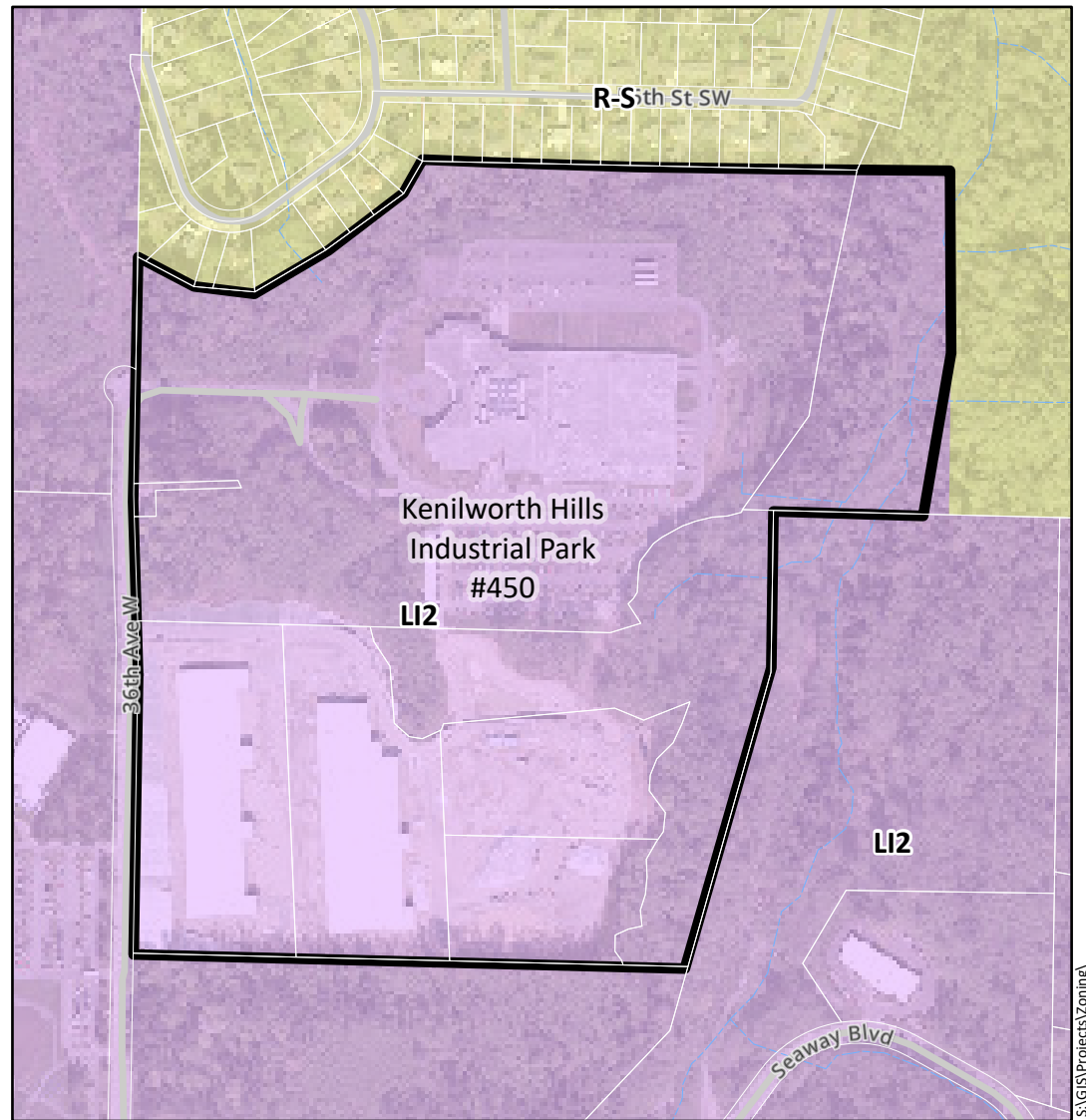
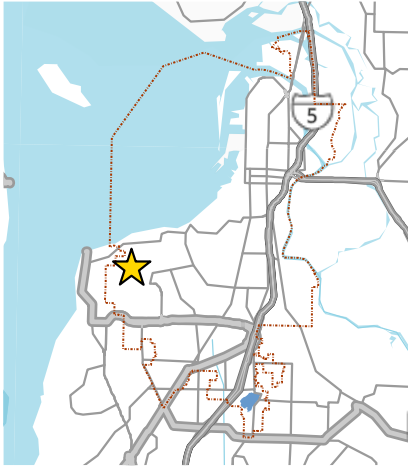
Zones Draft

Residential

 R-S Suburban Residential

Industrial

 Light Industrial 2 (LI2)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use--Within 1000-ft of area to the north designated for residential use: office uses; commercial/ retail uses limited in size and contractor's offices not including outdoor storage of equipment and materials. Greater than 1000 feet, uses include manufacturing, warehouse, assembly, commercial, etc. Landscaping--Buffers min of 150-ft ; south: 30-ft/min 10-ft height above grade min slope of 3:1. Height Limitations--75% of the sum of the front and back yard setbacks of an individual parcel. Access--site access by way of Seaway Blvd only including construction traffic. Lighting--not to exceed standard 20-ft. Parking--Parking within 300-ft of a residentially designated area to be visually blocked from residential area by buildings; berms, or solid brick, wood, masonry, rock or stucco fencing.

Ordinance/Resolution #'s:

ORD. 1436-88

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=790614>

Index #610

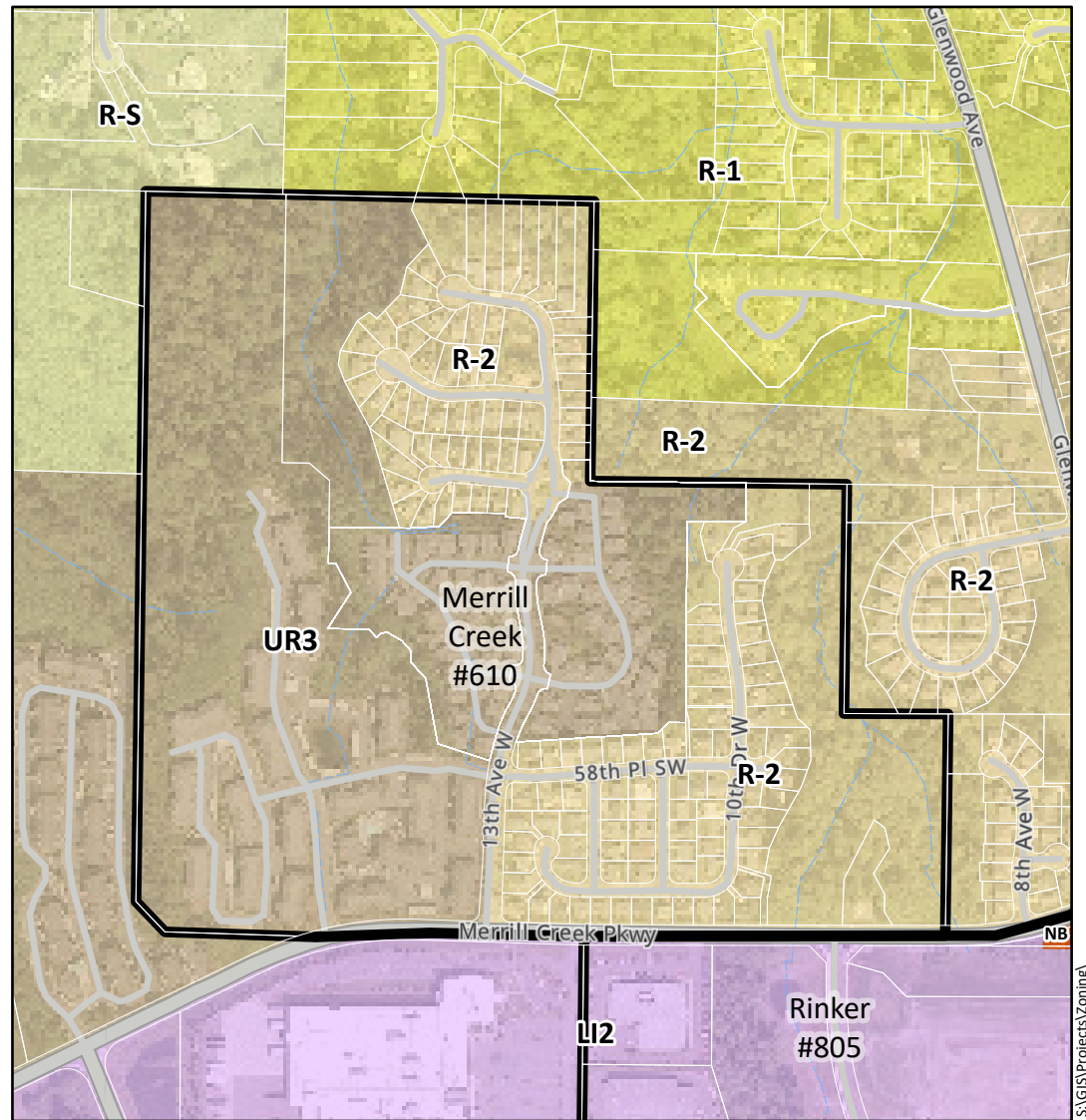
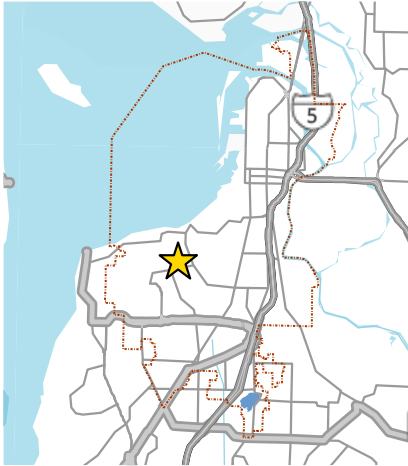
Merrill Creek

Rezone with Conditions to Retain

Zones Draft

Residential

- R-S Suburban Residential
- R-1 Single Family Detached Low Density
- R-2 Single Family Detached Medium Density
- Urban Residential 3 (UR3)
- Commercial**
- Neighborhood Business (NB)
- Industrial**
- Light Industrial 2 (LI2)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use--Max of 1,070 residential units are permitted on site. Max 47 single-family, 62 two-story townhouse. Max of 10% of single-family transfer to multi-family housing. Landscaping; Buffers--(Phase 3) 200-ft buffer prerequired along the north property line adjacent to the plats of Edgemoor Heights and Harbor Ridge (Phase 1) 120-ft buffer required along the north property line.

Ordinance/Resolution #'s:

ORD. 1674-90

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=725342>

Index #805

Rinker

■ Rezone with Conditions to Retain

Zones Draft

Residential

■ R-1 Single Family Detached Low Density

■ R-2 Single Family Detached Medium Density

■ Urban Residential 3 (UR3)

Commercial

■ Neighborhood Business (NB)

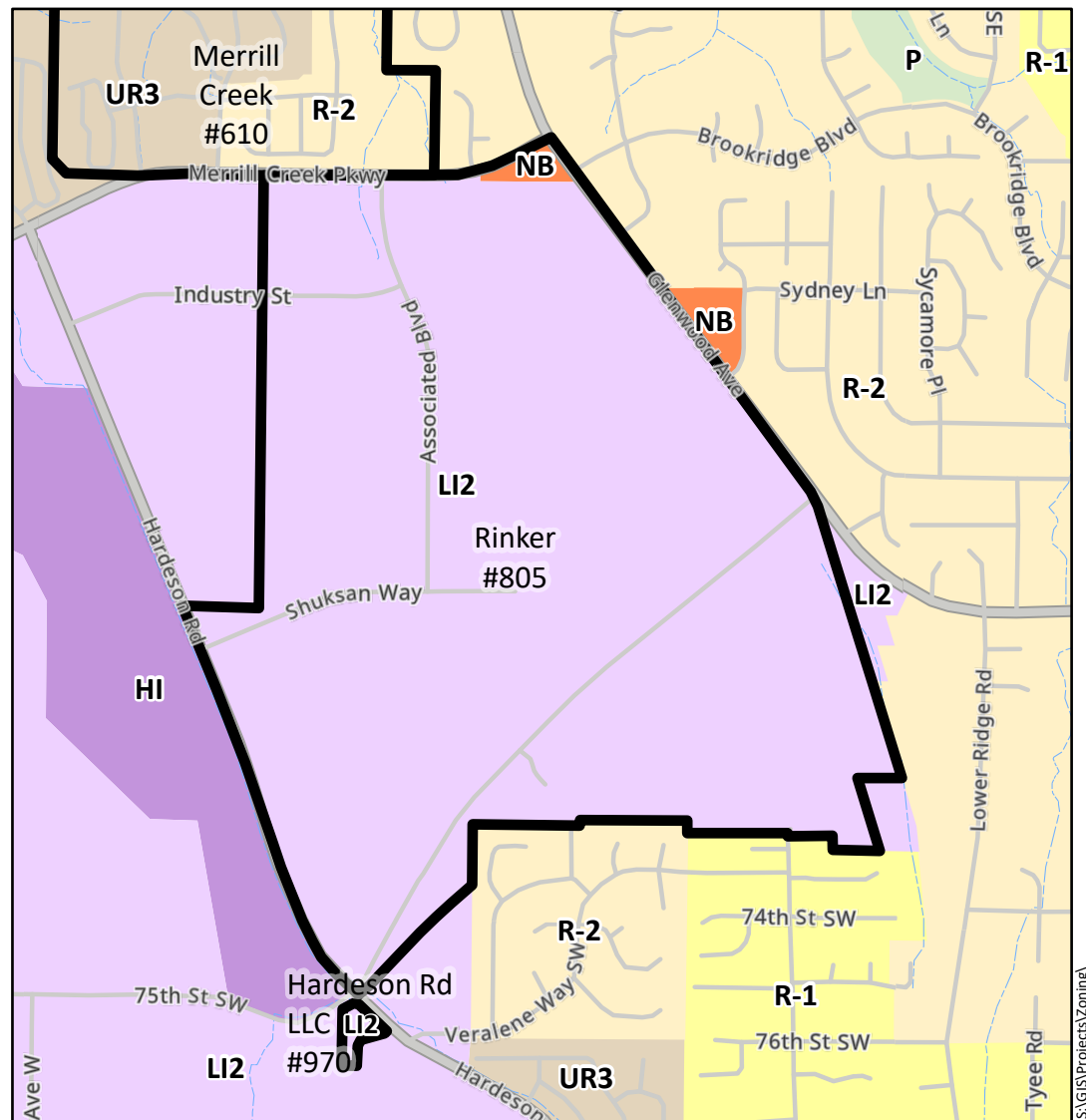
Industrial

■ Heavy Industrial (HI)

■ Light Industrial 2 (LI2)

Other

■ Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use--Additional uses within the retail areas, and elimination of the requirement for landscaping around individual buildings within such retail areas. Terms--12 years from date of agreement (plus a 5-yr extension). The additional uses include Glenwood Node: laundromat, shopping center; Hardeson Node: appliance sales and service, bowling alley, carpet store, consumer services, espresso stand, laundromat, restaurants with drive-up window, shopping center, skating rink, veterinary clinic.

Ordinance/Resolution #'s:

RES. 5666

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=430877>

Index #810

Providence Hospital Expansion

■ Rezone with Conditions to Retain

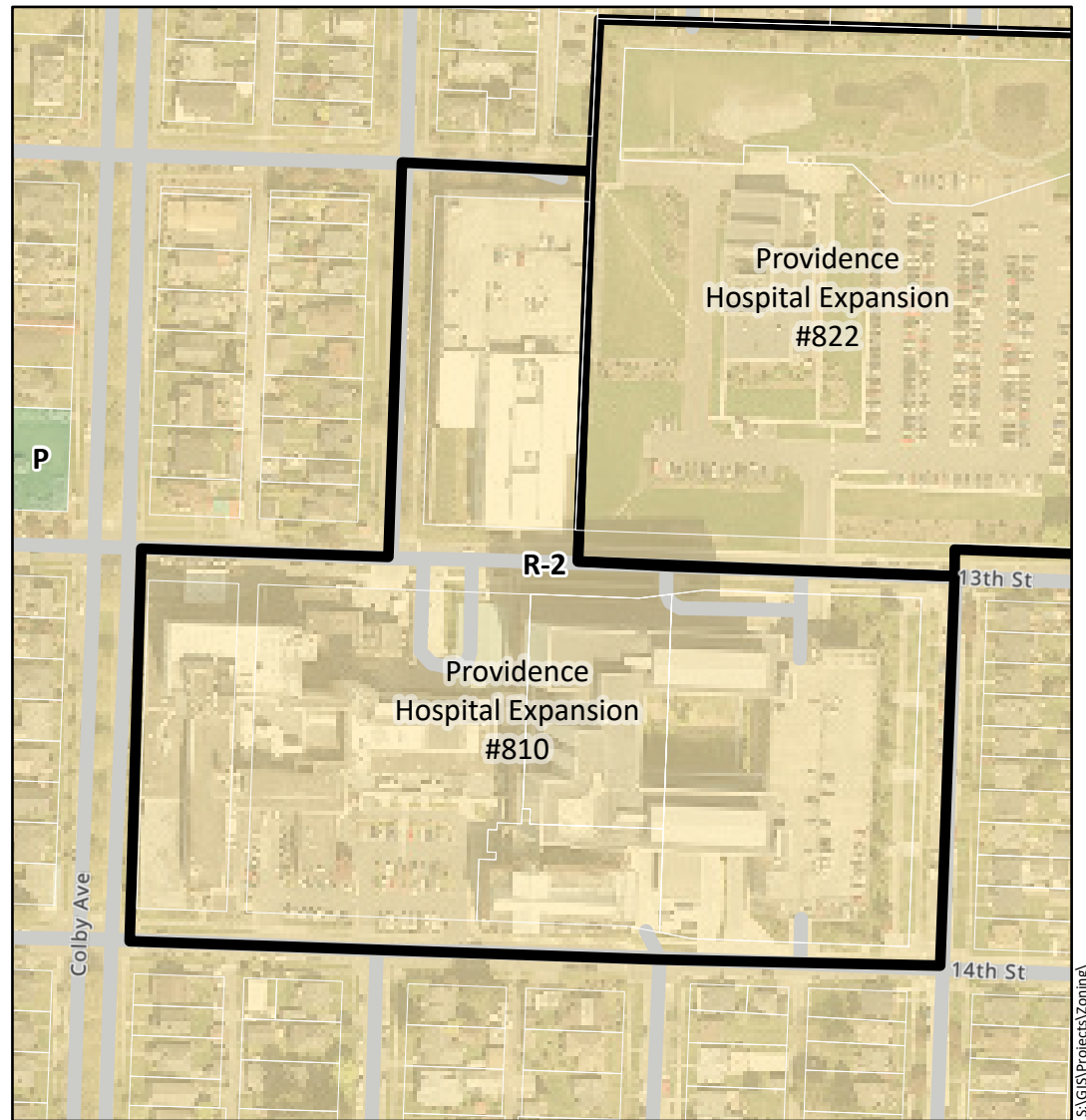
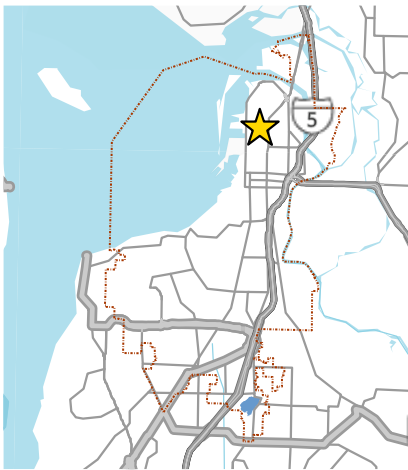
Zones Draft

Residential

■ R-2 Single Family Detached Medium Density

Other

■ Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Greenbelt buffer area; Traffic mitigation; Streetscape improvements (sidewalks, landscaping, Ped safety) garage, building height; Future expansions. Amendment approval date 7/20/2005. Comprehensive Plan amendment approval date 8/20/2008 expanding to EvCC property (see Exhibit A-1) See ORD 3090-08. Amended by ORD 3221-11.

Ordinance/Resolution #'s:

ORD. 2850-05

ORD. 3221-11

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=3848>

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=419627>

Index #811

Everett Community College

■ Rezone with Conditions to Retain

Zones Draft

Residential

■ R-1 Single Family Detached Low Density

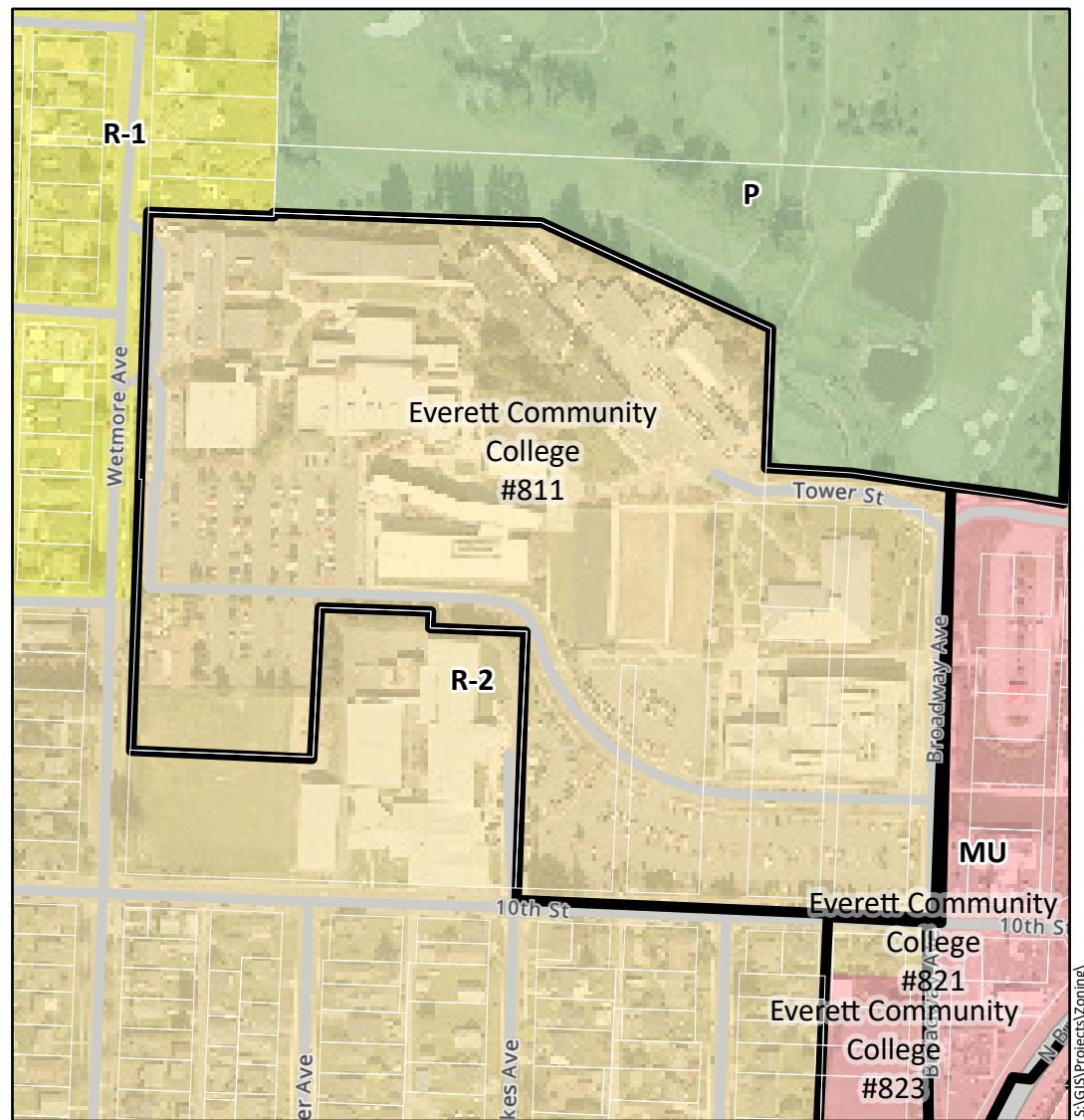
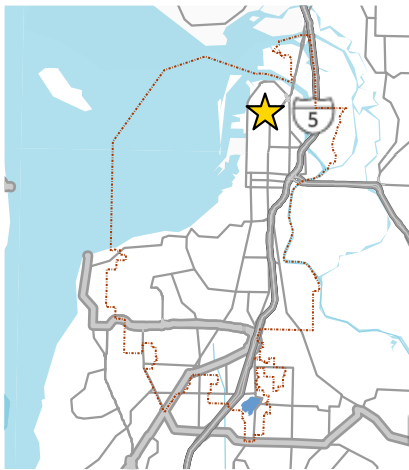
■ R-2 Single Family Detached Medium Density

Commercial

■ Mixed Urban (MU)

Other

■ Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Development to conform with the general site plan indicated in the master site plan attached. Permitted Uses-- Normally associated with a community college. Setbacks 20-ft for new buildings. Landscaping; Access, SEPA mitigation; Signage; Parking; Fire/ building code and utility standards.

Ordinance/Resolution #'s:

ORD. 2232-97

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=1015849>

Index #814

PUD Institutional Overlay

■ Rezone with Conditions to Retain

Zones Draft

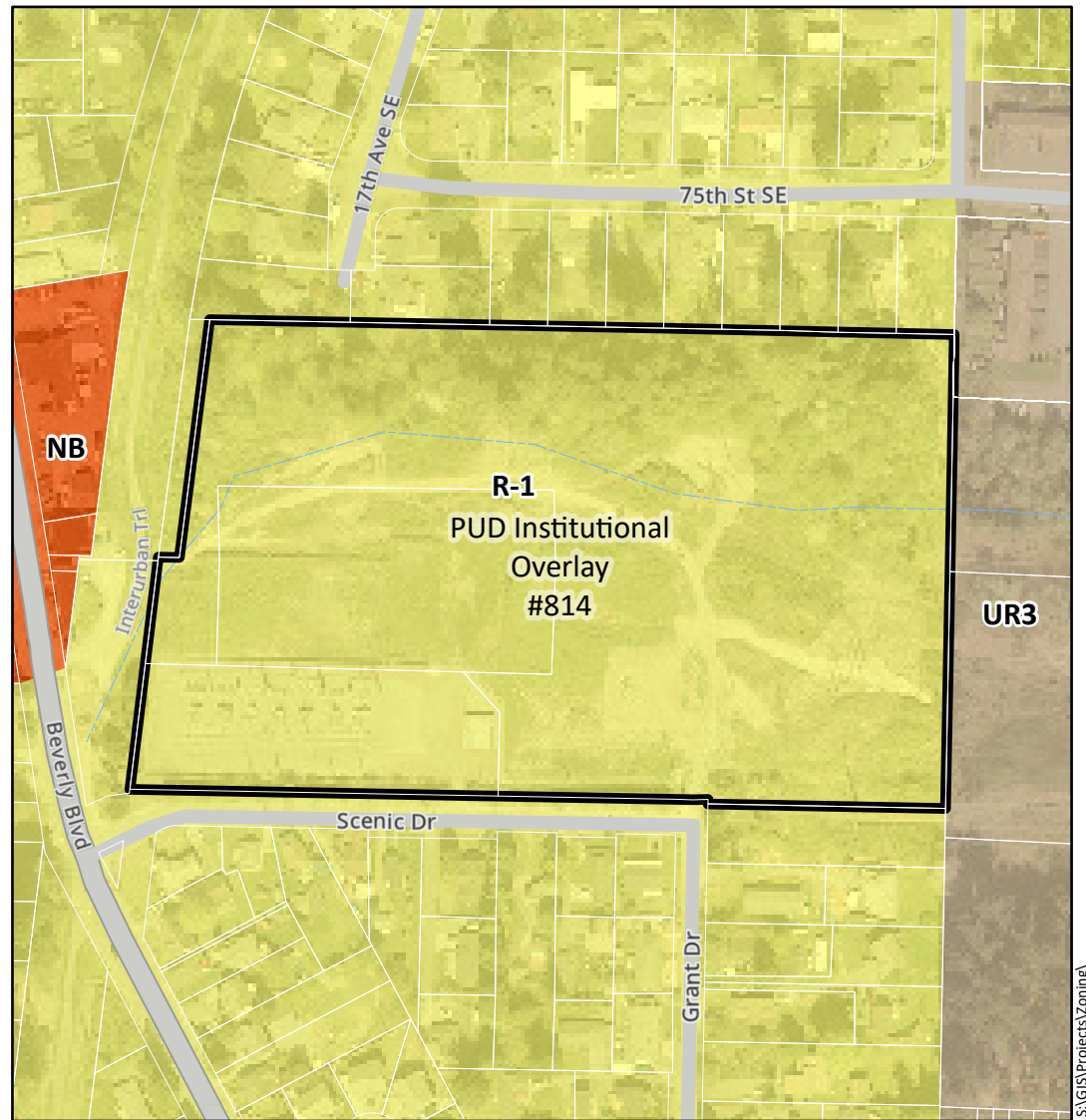
Residential

■ R-1 Single Family Detached Low Density

■ Urban Residential 3 (UR3)

Commercial

■ Neighborhood Business (NB)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Existing SPU (#16-84) to become void at the time the City Council Ordinance approving the Institutional Zone with Master Plan. Expansion Phases II and III approved according to diagrams and descriptions submitted w/ application subject to the following: Project level permit review required for all expansion activity; On-site detention of off site storm water to be continued; On- site fire control access to the north side of the property (outside the 50-ft buffer); Correction of electric static problems for adjacent residential property; 50-ft visual buffer along the north side of the property; Garbage cleanup of on the site on a semi- annual basis in coordination w/ PNA. In the case of the PUD' s Beverly switching yard site, there is an existing SPU Permit in affect that shall become void at the time the City Council Ordinance approving the Institutional Zone with Master Plan comes into affect.

Ordinance/Resolution #'s:

ORD. 2848-05

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=3844>

Index #817

Clark - Fountain

■ Rezone with Conditions to Retain

Zones Draft

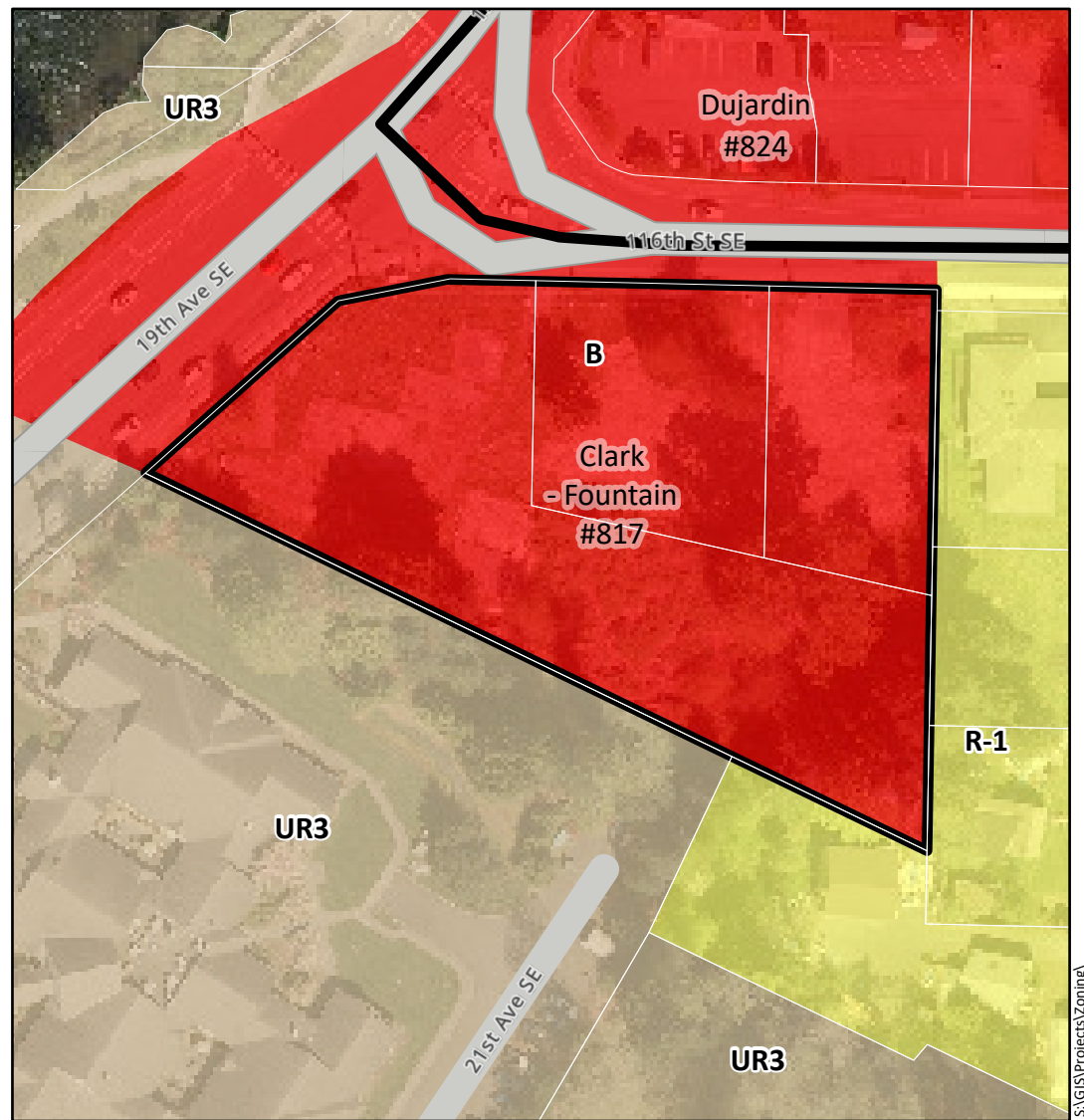
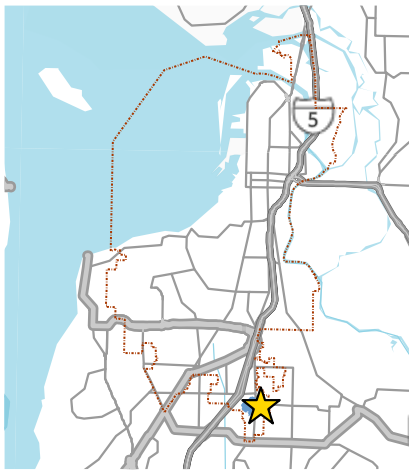
Residential

■ R-1 Single Family Detached Low Density

■ Urban Residential 3 (UR3)

Commercial

■ Business (B)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use-- Limited to appliance service and sales, Bakery, Carpet sales, Dry cleaner, Furniture sales, Health and fitness, Laundromat, Personal services (tailor, beauty, salon) and Retail--Indoor with uses allowed in B-2 zone.

Ordinance/Resolution #'s:

ORD. 2925-06

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=192095>

Index #819

Our Savior Church

■ Rezone with Conditions to Retain

Zones Draft

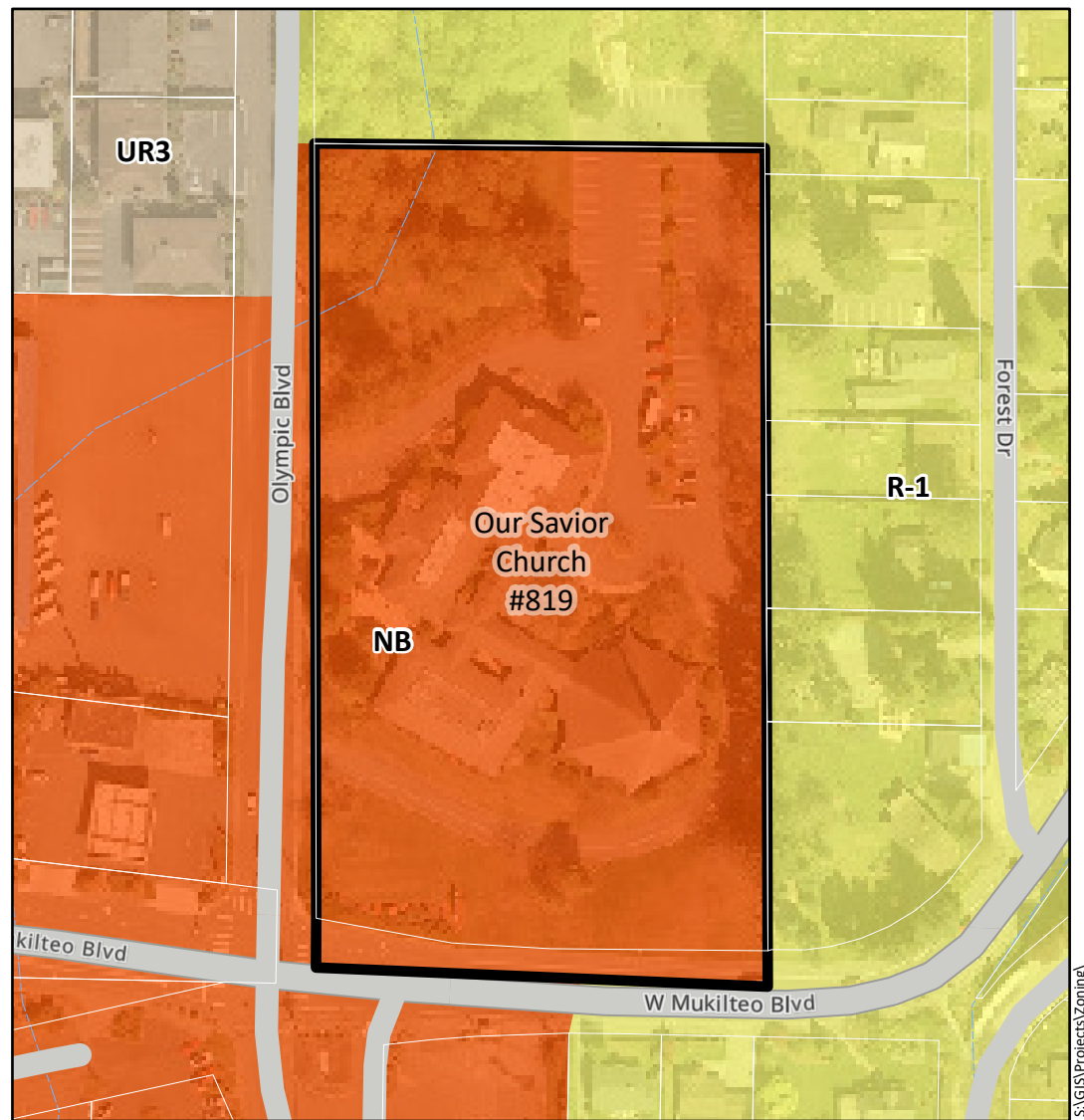
Residential

■ R-1 Single Family Detached Low Density

■ Urban Residential 3 (UR3)

Commercial

■ Neighborhood Business (NB)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use; Design Guidelines (Signage)--property where the rezone will occur will be limited to church use only, signage will have a non-changing lit background, on which non- transition- effect contrasting letters appear, and which will stay unchanged for a duration no shorter than one hour, and will not flash (background to graphic elements).

Ordinance/Resolution #'s:

ORD. 3013-07

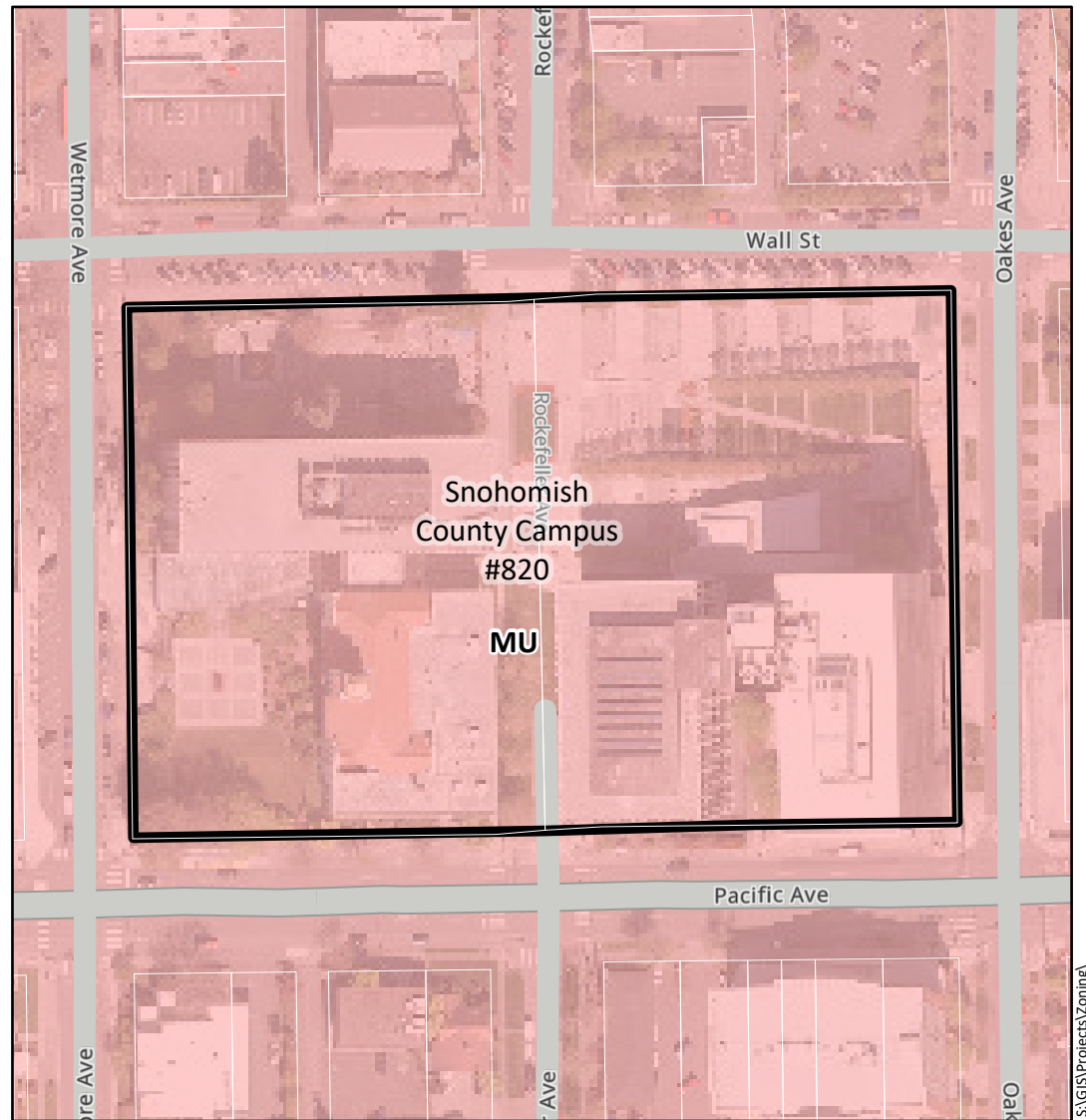
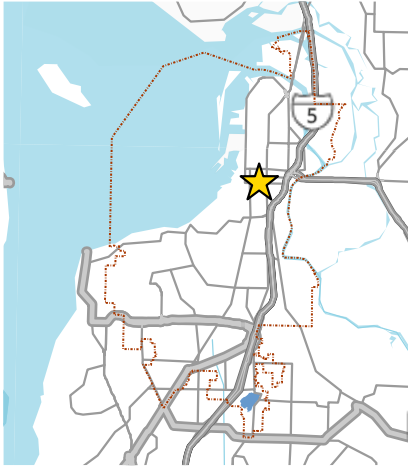
Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=11680>

Index #820

Snohomish County Campus

- Rezone with Conditions to Retain
- Zones Draft
- Commercial
- Mixed Urban (MU)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Height and Landscaping REQs; Modifications--approval of agreement, minor modifications to the site plan and mitigation conditions as defined in EMC 19.41.160D(9); SEPA; Duration--Design, performance and other elements of agreement shall remain in force in perpetuity unless otherwise modified by the City upon request by the County. Not mapped as PDO. Demolition; Site Excavation; Parking (Multi-level Underground Garage) 1200 spaces min; Jail expansion (Height limit 200-ft); Inmate transport tunnel; Admin Bldg. addition; Public plaza monument relocation; Landscape/Frontage to appear along all campus perimeter roads.

Ordinance/Resolution #'s:
RES. 5248

Laserfiche Link(s):
<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=457191>

Index #821

Everett Community College

■ Rezone with Conditions to Retain

Zones Draft

Residential

■ R-1 Single Family Detached Low Density

■ R-2 Single Family Detached Medium Density

■ Urban Residential 3 (UR3)

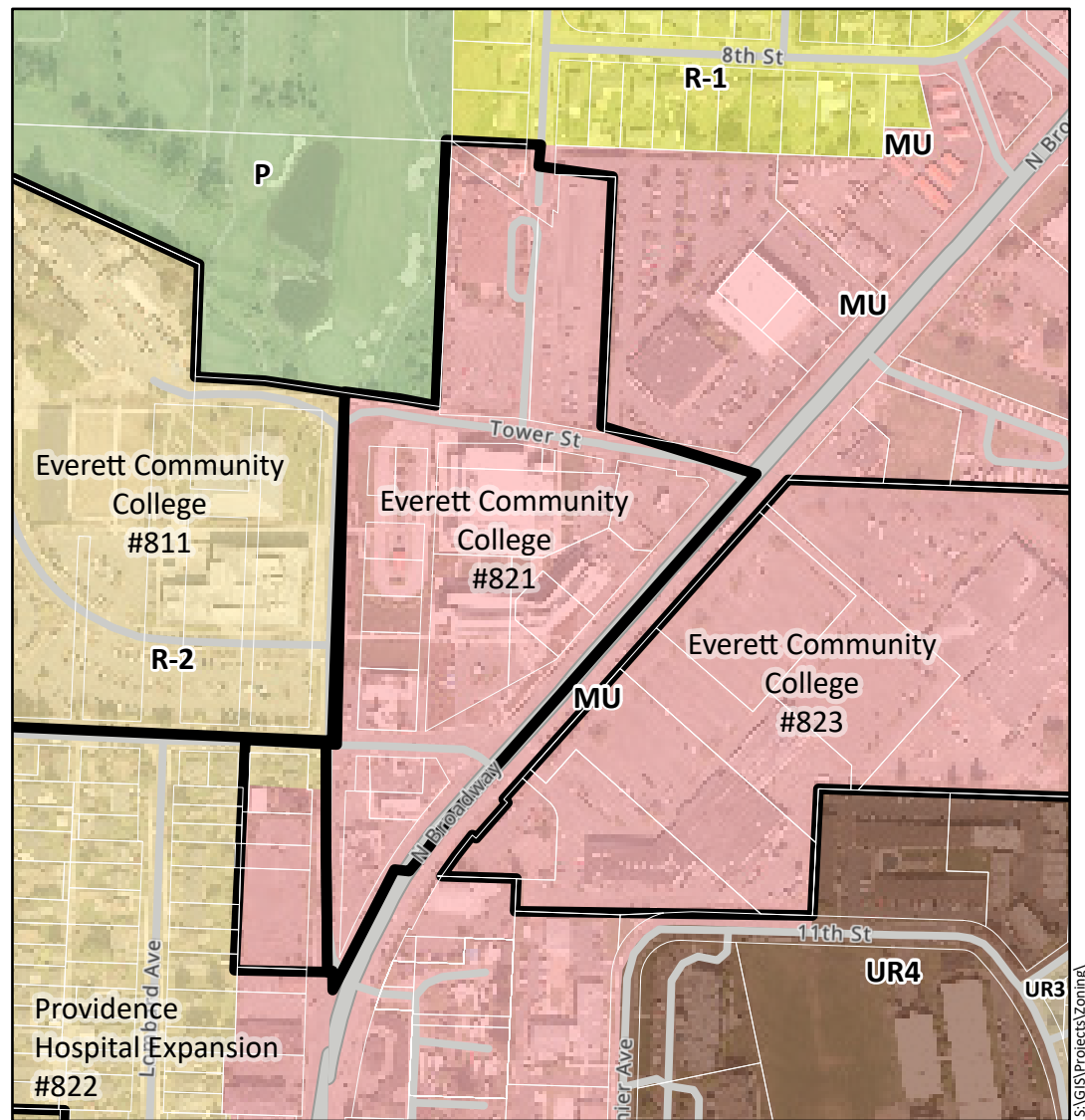
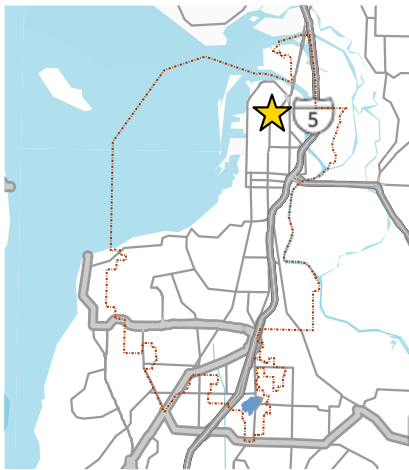
■ Urban Residential 4 (UR4)

Commercial

■ Mixed Urban (MU)

Other

■ Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Parking; Permitted Use; Design Guidelines (Signage); Institutional Overlay. Master Plan (Exhibit C).

Ordinance/Resolution #'s:

RES. 5600

ORD. 2849-05

Laserfiche Link(s):

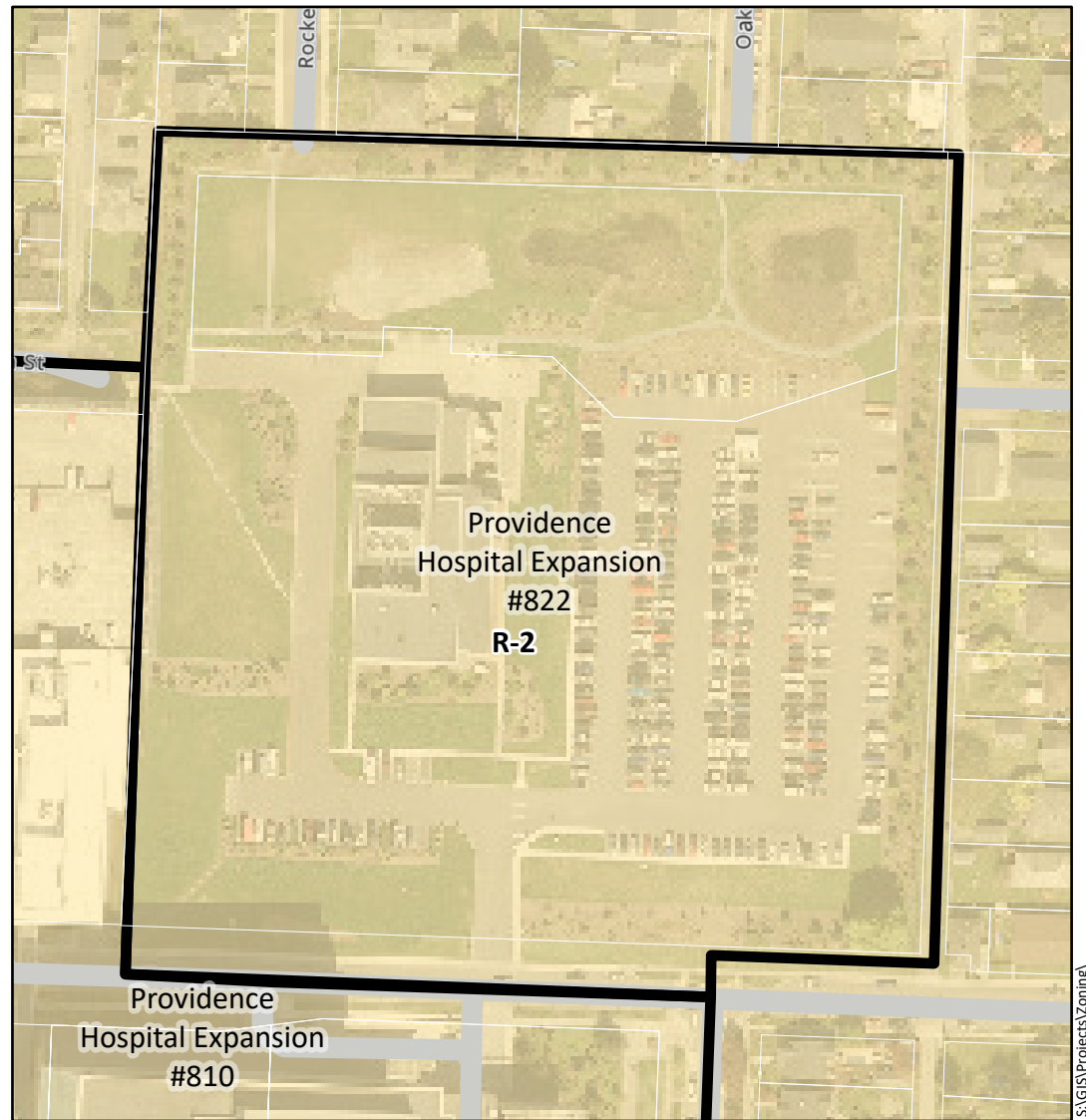
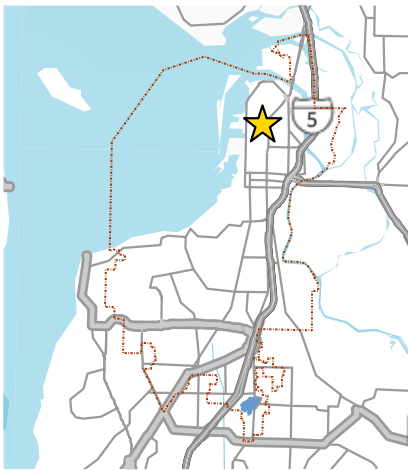
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<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=3846>

Index #822

Providence Hospital Expansion

- Rezone with Conditions to Retain
- Zones Draft
- Residential
- R-2 Single Family Detached Medium Density



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

The official Institutional Overlay Zone master plan for the combined Colby Campus and ECC property as approved by City Council shall consist of the integration of the provisions of ORD 2850-05.

Ordinance/Resolution #'s:

ORD. 3090-08

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=284067>

Index #823

Everett Community College

■ Rezone with Conditions to Retain

Zones Draft

Residential

■ R-1 Single Family Detached Low Density

■ R-2 Single Family Detached Medium Density

■ Urban Residential 3 (UR3)

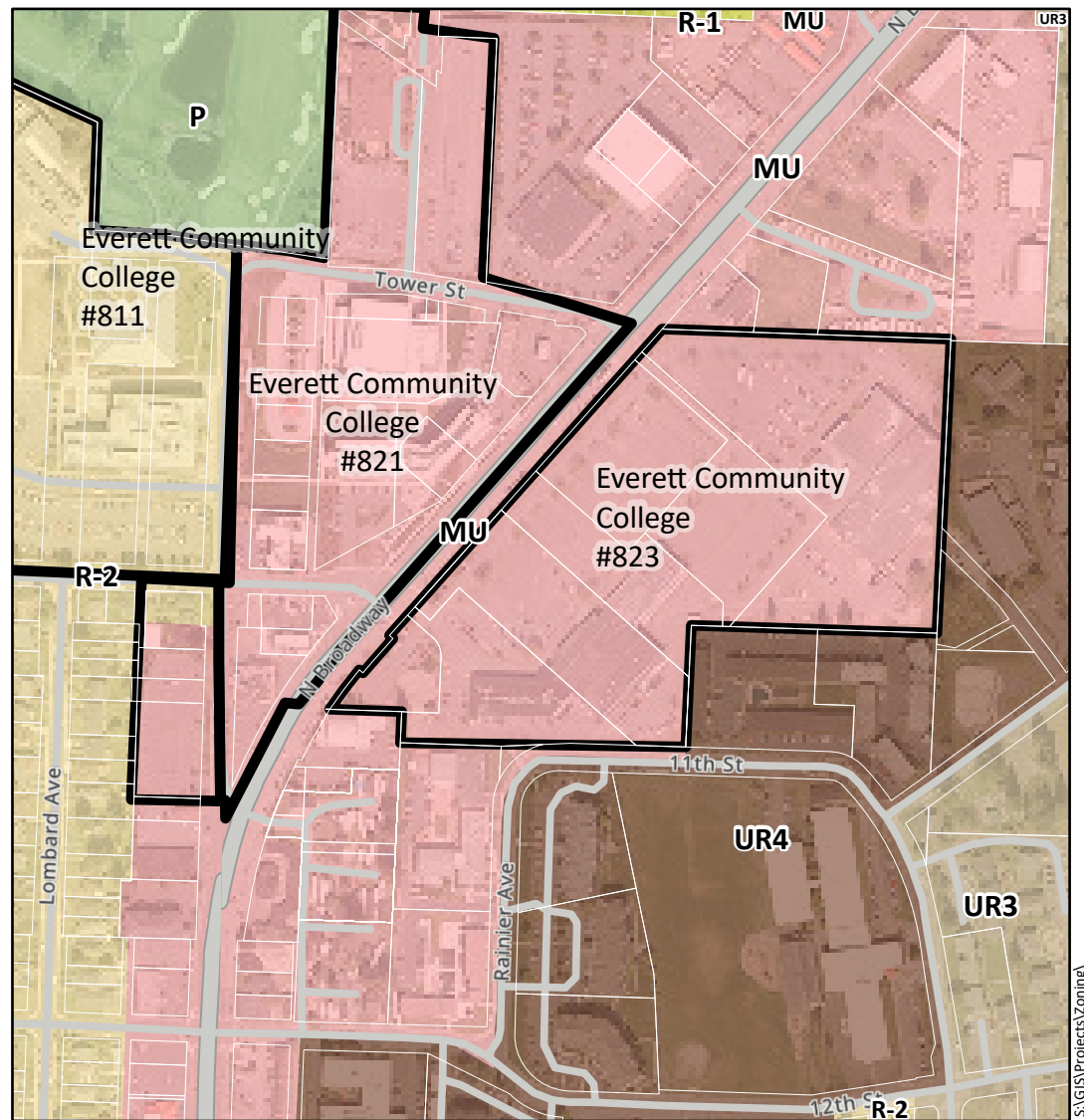
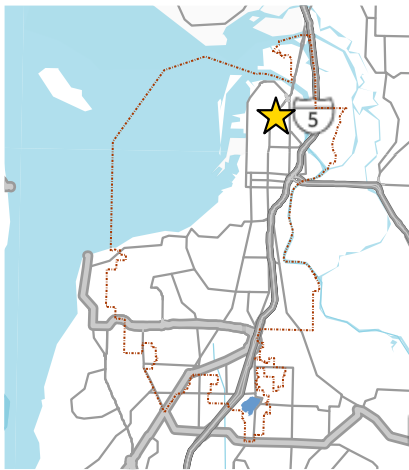
■ Urban Residential 4 (UR4)

Commercial

■ Mixed Urban (MU)

Other

■ Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Heights and Setbacks in accordance with area height map (Exhibit E). Any development standard not specified in this Ordinance, or the previous two Master Plan Ordinances for ECC, ORD 2232- 97 and ORD 2849- 05, determined by applicable underlying zone for the given location within the Master Plan area, as found in the Everett Zoning Code, Title 19. Off-street parking; access improvements; Coordination with surrounding neighborhood; Construction Mitigation Plan.

Ordinance/Resolution #'s:

ORD. 3089-08

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=283398>

Index #824

Dujardin

■ Rezone with Conditions to Retain

Zones Draft

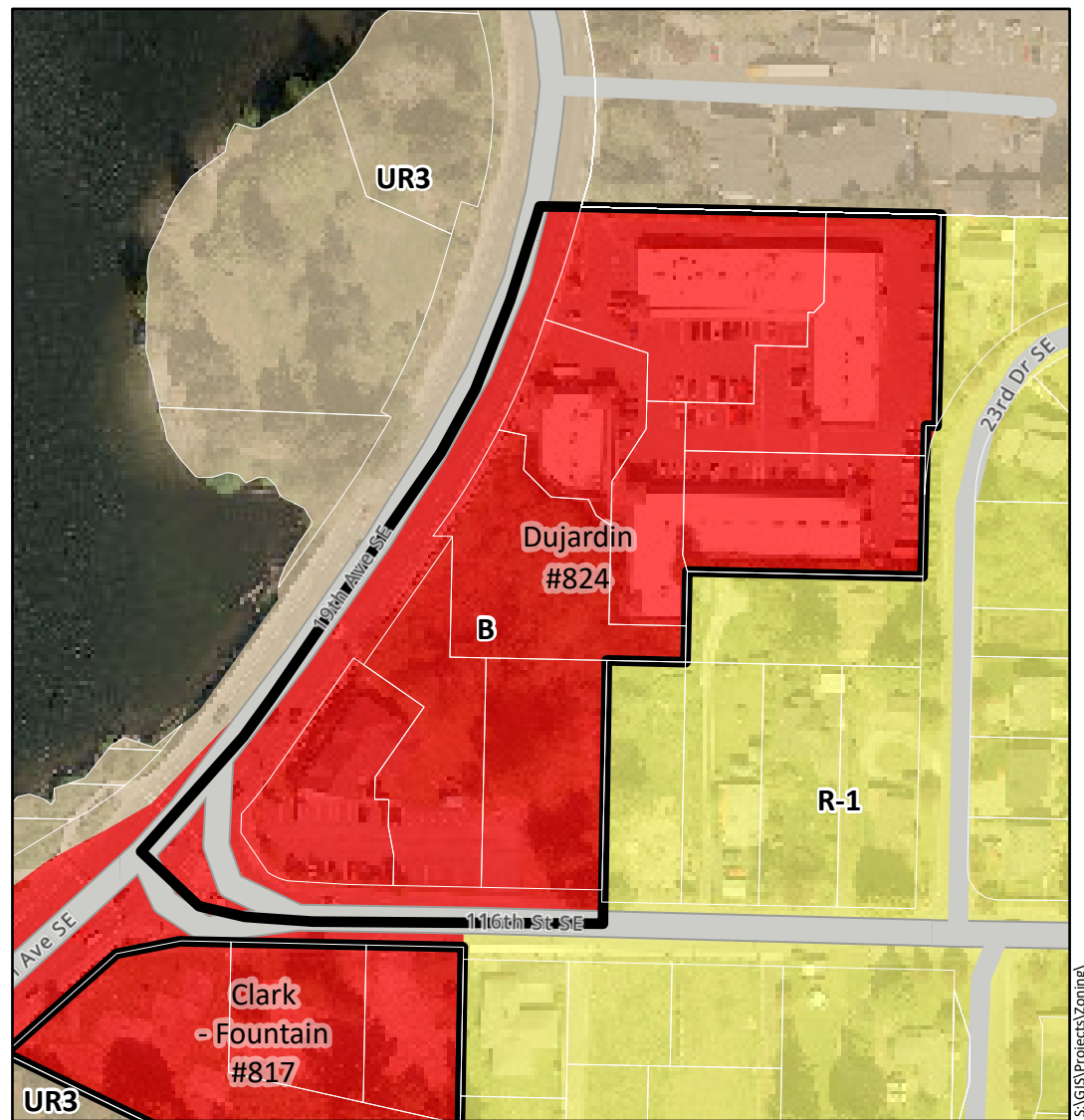
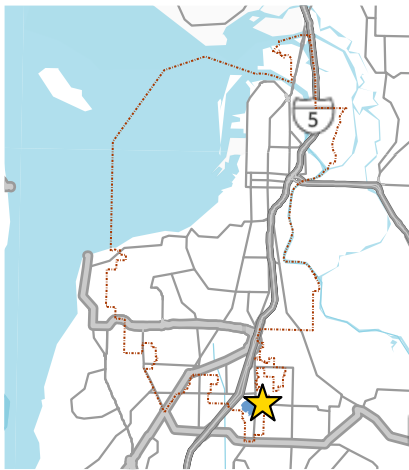
Residential

■ R-1 Single Family Detached Low Density

■ Urban Residential 3 (UR3)

Commercial

■ Business (B)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Uses restricted (see list-section 1.2; all B-1 uses will remain available)

Ordinance/Resolution #'s:

ORD. 3087-08

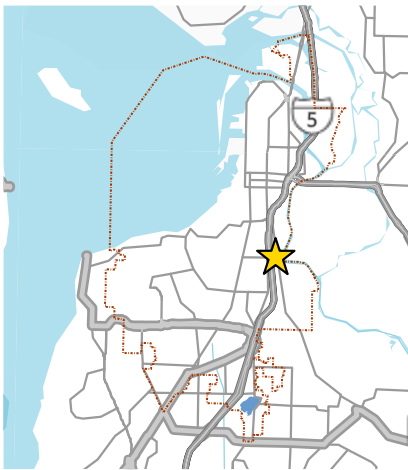
Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=283083>

Index #826

Everett Gospel Mission

- Rezone with Conditions to Retain
- Zones Draft
- Residential
- R-2 Single Family Detached Medium Density
- Commercial
- Business (B)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Restricted Uses--Property is restricted to office use only, and uses allowed in the R-2 zone. No other uses associated with B-2 specifically will be permitted. The structure, yard and parking on the property shall retain, or if replaced shall appear to be residential in function and appearance, including the structures, materials, roof pitch, and other images cues commonly associated with SF residential use. Signage--No signage shall be placed on the exterior of the structures or anywhere on the property. First amendment (3373-14) related to Simpson Site and Eclipse Mill Site.

Ordinance/Resolution #'s:

ORD. 3186-10

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=333260>

Index #827

Earth Holdings, LLC

■ Rezone with Conditions to Retain

Zones Draft

Residential

■ Urban Residential 4 (UR4)

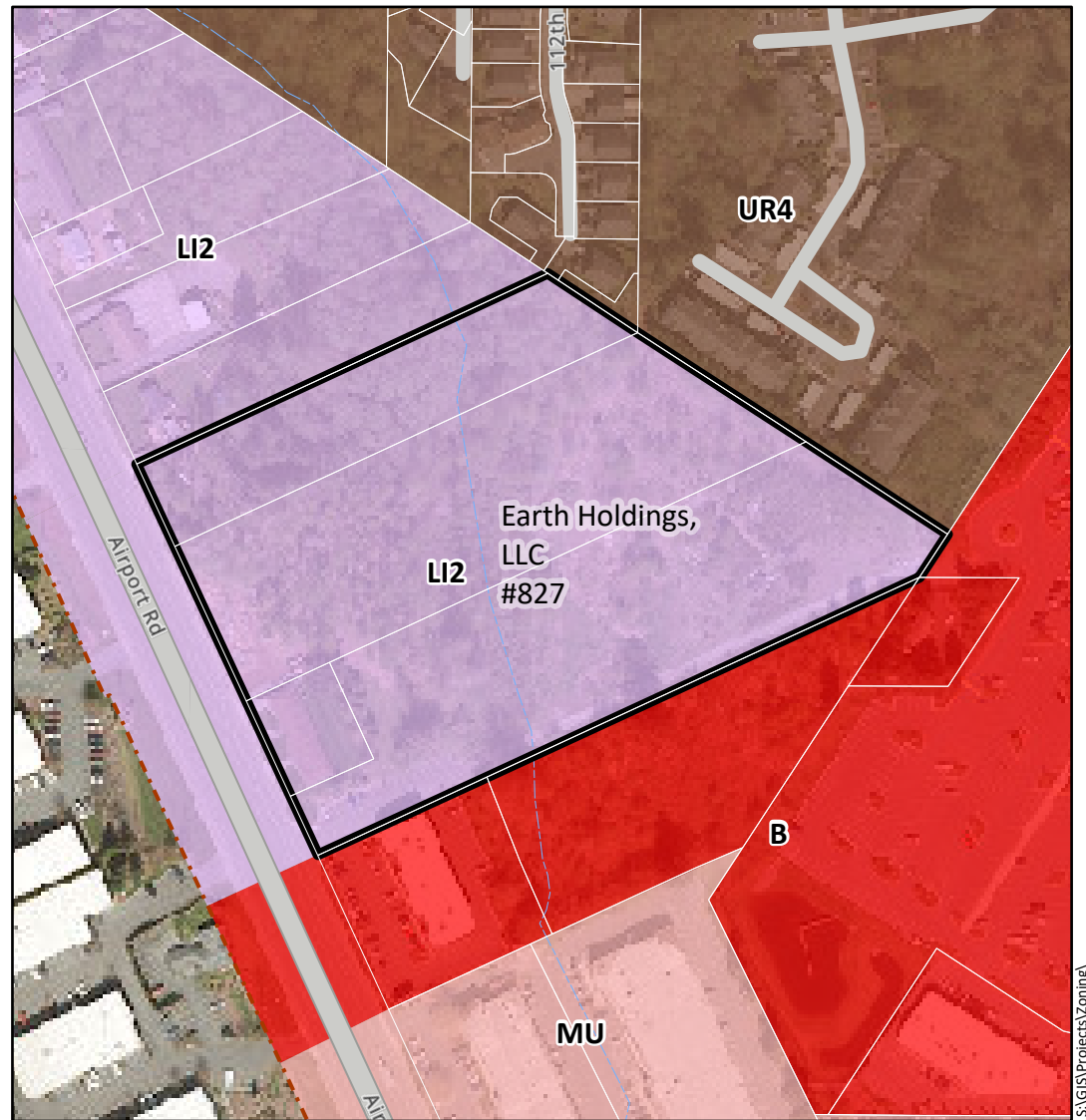
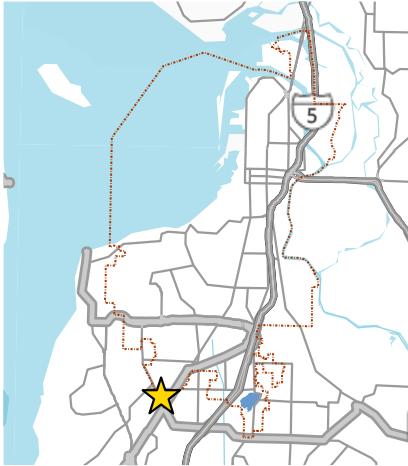
Commercial

■ Business (B)

■ Mixed Urban (MU)

Industrial

■ Light Industrial 2 (LI2)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Property to be developed as an integrated development incorporating all parcels of land, including the C- 1 zoned Lanswell parcel located southeast of the rezone site, in a business park, industrial park or commercial center developed as a single site development plan. The development may be phased through the binding site plan subdivision process. Permitted Use REQs (C-2 zone). Setbacks--to meet the min standards of MM zone. Use of quality materials, restricted use C-2 only. No amendment changes unless in writing by both parties. Amended later by ORD 3611-18 which excluded Sunrise property (Item 4 Exhibit A parcel 00537900005301) from development agreement.

Ordinance/Resolution #'s:

ORD. 3204-10

ORD. 3611-18

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=333297>

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=994083>

Index #880

Silverwood LP Inc

■ Rezone with Conditions to Retain

Zones Draft

Residential

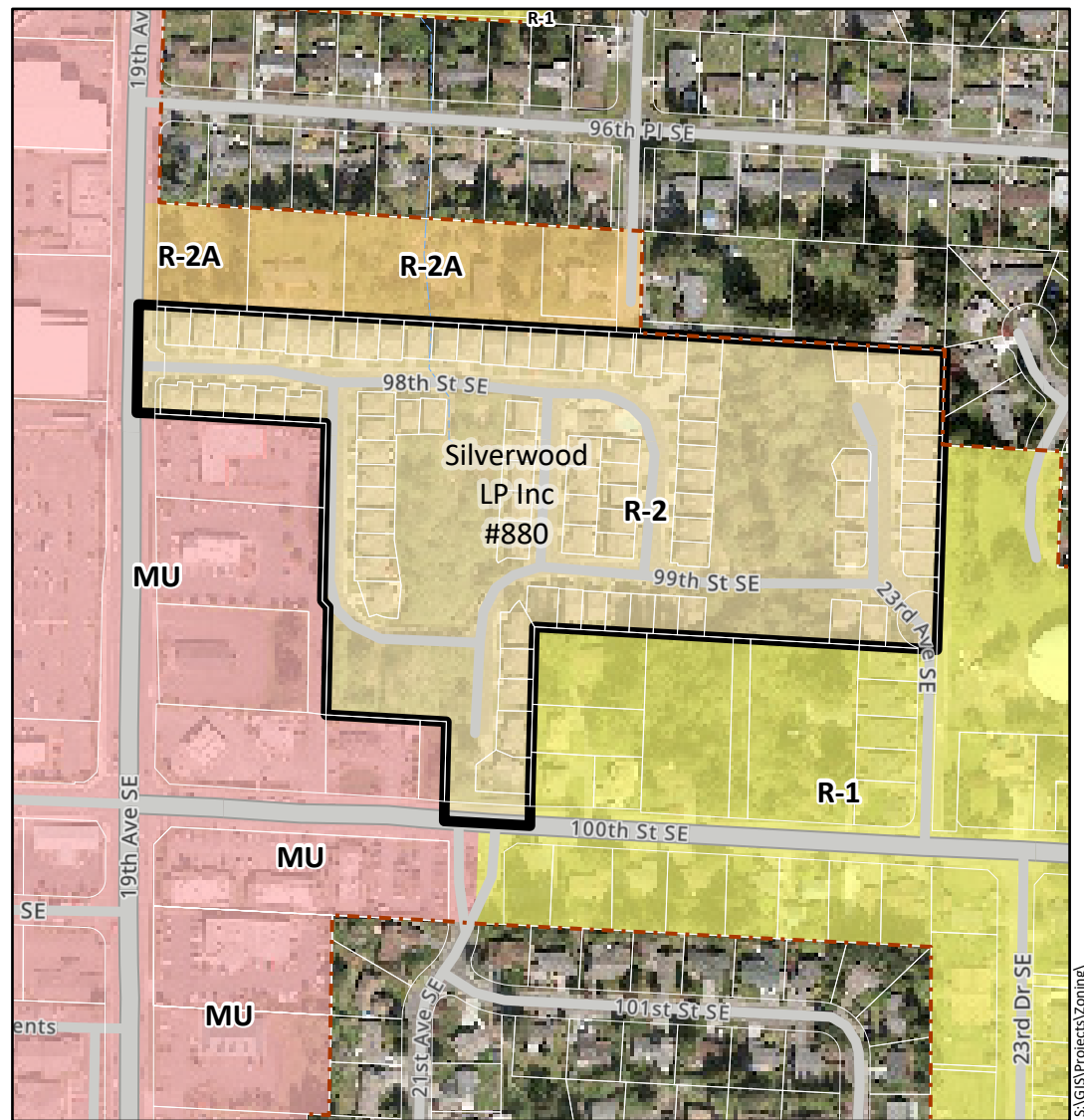
■ R-1 Single Family Detached Low Density

■ R-2 Single Family Detached Medium Density

■ R-2A Single Family Attached Medium Density

Commercial

■ Mixed Urban (MU)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Short Subdivision #38-92 must receive final approval before bldg. 80 sf units, 4 two-family units. 20 foot front setbacks for sf; 10' between buildings. Parking requires 4-off-street stalls (2 in garage). On-site rec required after unit 30 and before unit 40. Wetland buffers.

Ordinance/Resolution #'s:

RES. 3795

ORD. 2126-96

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=693984>

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=583895>


Index #970


Hardeson Rd LLC

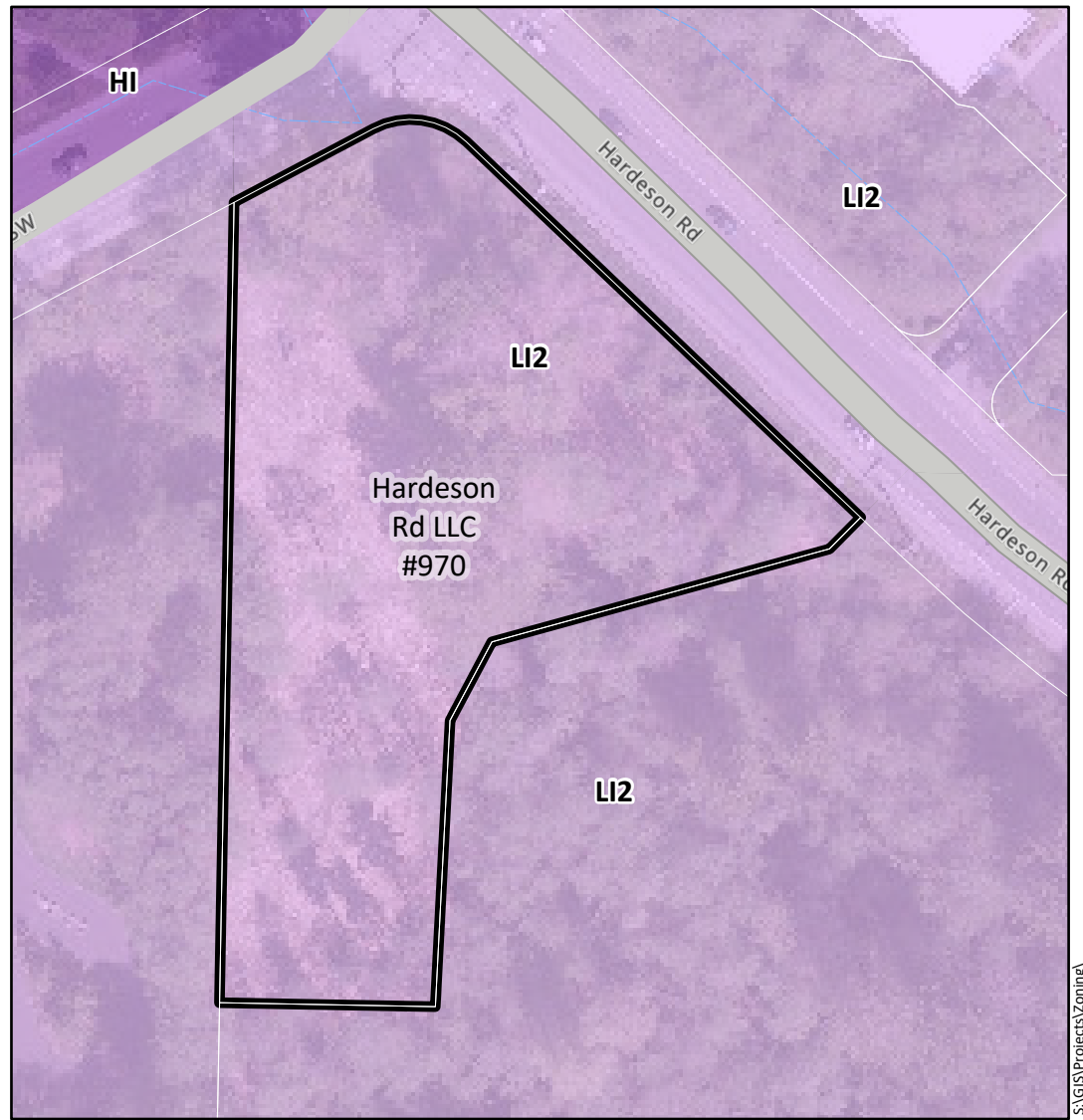
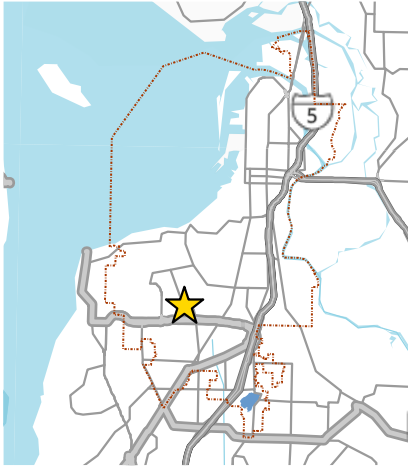
 Rezone with Conditions to Retain

Zones Draft

Industrial

 Heavy Industrial (HI)

 Light Industrial 2 (LI2)



Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Future development of site must comply with the conditions in the mitigated Determination of Non-significance (SEPA #08-040).

Ordinance/Resolution #'s:

ORD. 3111-08

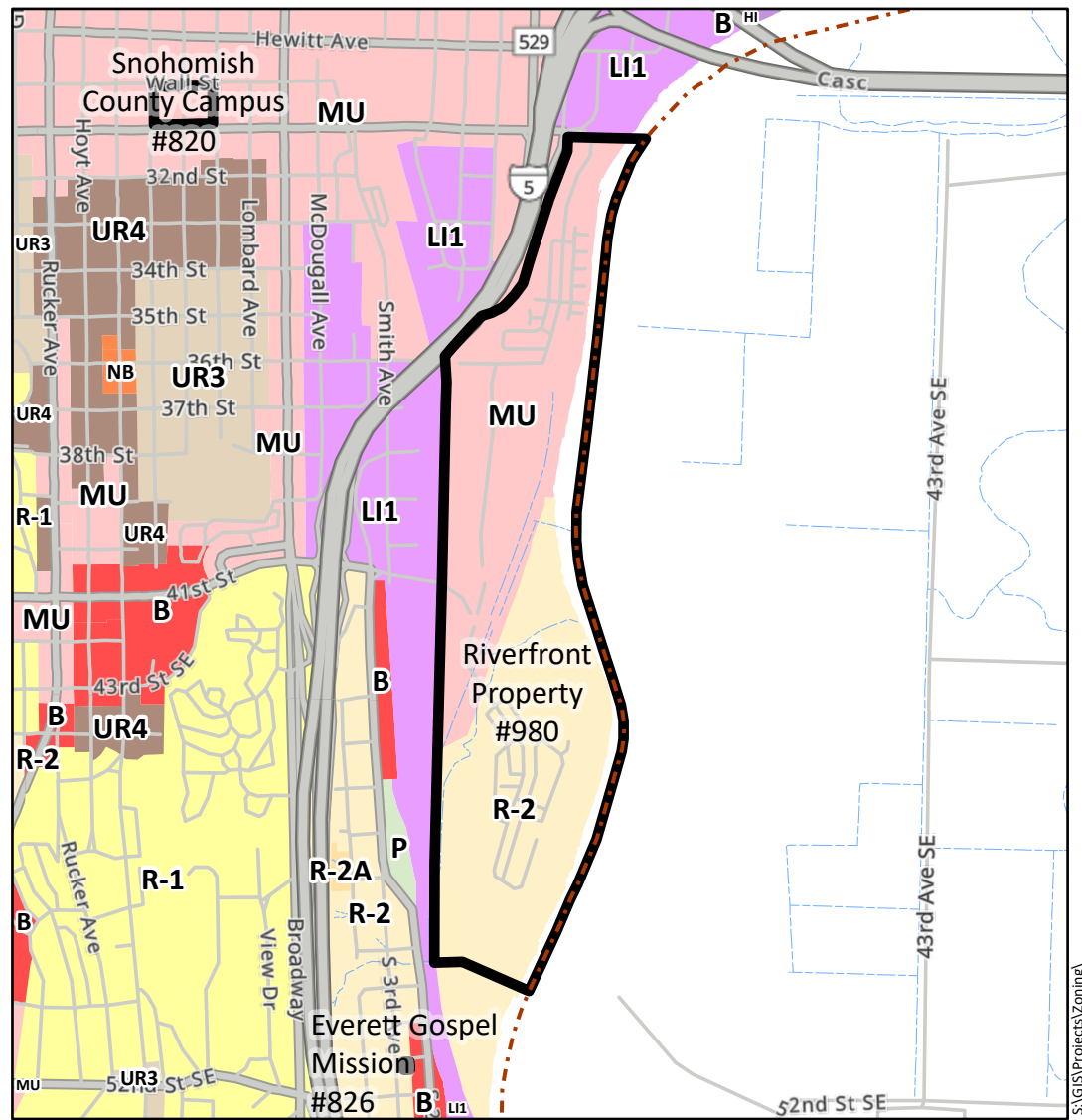
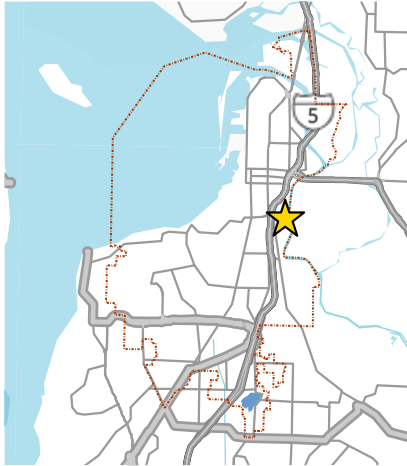
Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=302567>

Index #980

Riverfront Property

- Rezone with Conditions to Retain**
- Zones Draft**
- Residential**
- R-1 Single Family Detached Low Density
 - R-2 Single Family Detached Medium Density
 - R-2A Single Family Attached Medium Density
 - Urban Residential 3 (UR3)
 - Urban Residential 4 (UR4)
- Commercial**
- Business (B)
 - Neighborhood Business (NB)
 - Mixed Urban (MU)
- Industrial**
- Heavy Industrial (HI)
 - Light Industrial 1 (LI1)
- Other**
- Park (P)



Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted uses, development standards, modification of standards, SEPA mitigation, general development conditions, phasing, impact fees, vesting, water and sewer service. First amendment (3373-14) related to Simpson and Eclipse Mill Site. Second amendment (3674-19) related to Landfill Site.

Ordinance/Resolution #'s:

ORD. 3121-09
ORD. 3373-14 (amend dev ag)
ORD. 3674-19 (dev ag)

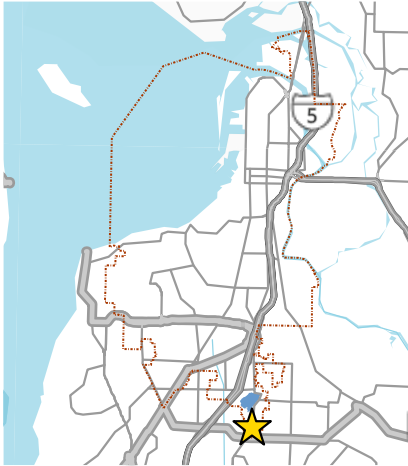
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<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=1763>
<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=969579>

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Builder Investment Group

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- Zones Draft
- Residential
- R-2 Single Family Detached Medium Density
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Basemap: 2015 Western Washington Regional Aerial update by GeoTerra, Inc.

Summary of Rezone Conditions:

(For the full copy of the conditions, see the ordinance or resolution at the links below)

Permitted Use--Property is zoned C-1 and is restricted to office and clinic uses only. Setback--placement of buildings 10-ft from property line on 19th Ave SE. Building facade facing 19th Ave SE on parcel 280530-004--00 at least 60% transparent glass windows and/or doors and shall have a prominent entry with a coved entrance that is connected to the sidewalk. Building facade facing 19th Ave SE on parcel 28530-004-002-00 shall be finished with high quality materials, including transparent glass windows and/or doors and compatible arch treatments to the building on parcel 280530-004-001-00. Lighting; Fencing; Access. Agreement shall supersede the previous conditions of approval applied to the property. See RES 5076, ORD 2522- 01, and ORD 3151- 09. Development agreement replaces ORD 2522-01 and ORD 3151-09.

Ordinance/Resolution #'s:

ORD. 3541-17

Laserfiche Link(s):

<https://lfportal.everettwa.gov/WebLink/DocView.aspx?id=698869>